

REZONING INFORMATION

ADDRESS: 529 CHARLES AVE.

CURRENT ZONING: R-5

PROPOSED REZONING: MUDD-OPTIONAL

CURRENT USE: SINGLE FAMILY HOME - UNOCCUPIED

PROPOSED USE: RESTAURANT (USE PERMITTED BY RIGHT: SECT. 9.2502) & CATERING BUSINESS (CONDITIONAL USE)

HISTORIC DISTRICT: NO

S.U.M. STREAM BUFFER: OUT

FEMA FLOOD ZONE: OUT

COMMUNITY FLOOD ZONE: OUT

REGULATED WATERSHED: UPPER LITTLE SUGAR

ACCESSORY USES (SECT. 9.2504)

- DUMPSITE: SUBJECT TO REGULATIONS OF SECT. 12.403 - PROPOSED SOLID WASTE & RECYCLE CONTAINERS SHOWN ON PLAN

- OUTDOOR LIGHTING: SUBJECT TO REGULATIONS OF SECT. 12.402 - ALL PROPOSED LIGHTING WILL COMPLY.

- SIGNAGE:

AREA, YARD AND HT. REGULATIONS (SECT. 9.2505)

- MIN. LOT AREA: NONE REQUIRED

- MIN. SETBACK: 14' MIN. FROM B.O. EXISTING OR PROPOSED CURB, WHICHEVER IS GREATER

OR AS SPECIFIED IN A CITY COUNCIL ADOPTED STREETSCAPE PLAN FOR THE STREETS

THAT THE PROJECT ABUTS

- MIN. SIDE YARD: NONE, BUT 10' BLDG. SEPARATION REQ'D. ADJACENT TO A RESIDENTIAL USE:

PROPERTY NOT ADJACENT TO RESIDENTIAL USE.

- MIN. REAR YARD: NONE, BUT 10' BLDG. SEPARATION REQ'D. ADJACENT TO A RESIDENTIAL USE:

PROPERTY NOT ADJACENT TO RESIDENTIAL USE.

- MAX. HEIGHT: 120' - EXISTING SINGLE STORY HOUSE

URBAN DESIGN AND DEVELOPMENT STANDARDS (SECT. 9.2506)

1) DEVELOPMENT WILL BE BUILT IN ACCORDANCE WITH THE MIN. URBAN DESIGN STDS. IN THIS SECTION AND THE

THE PROPOSED CONDITIONS FOR MUDD-OPTIONAL ZONING AS SPECIFIED IN SECT. 9.2505.

2) STREETSCAPE DESIGN STANDARDS

a) STREET WALLS: N/A

b) SCREENING REQ'D. PER SECT. 12.303. THIS PROJECT IS A CHANGE OF USE WHICH REQUIRES THAT ALL

SCREENING REQUIREMENTS BE MET.

c) SIGNS, BANNERS, FLAGS AND PENNANTS - NONE ARE CURRENTLY DESIGNED BUT ALL PROPOSED SIGNS, BANNERS, FLAGS &

PENNANTS WILL COMPLY WITH THIS CODE.

d) CONFORMANCE W/APPROVED STREETSCAPE PLAN OR W/THE STDS. OF SECT. 9.2506 PROVISIONS - THERE IS NO APPROVED

STREETSCAPE PLAN FOR N. DAVIDSON ST. OR MATHESON AVE.

e) STREET TREES - THE EXISTING SIDEWALK APPEARS TO BE 5'-0" WIDE (BASED UPON CURRENT SURVEY) AND IS LOCATED AT THE

STREET CURB. THERE IS NO PLANTER FOR STREET TREES BETWEEN THE EXISTING SIDE WALK & CURB. THERE IS EXISTING

GREEN SPACE THAT STREET TREES COULD BE PLANTED. AS A CONDITION OF THIS REZONING, WE PROPOSE UTILIZING THIS

GREEN SPACE FOR STREET TREES - SEE NOTE ON PLAN.

f) REFLECTIVE SURFACES - PROJECT WILL COMPLY

g) TRANSPORTATION CORRIDOR RIGHTS-OF-WAY - R/W SHOWN PLAN - NOTE: EXISTING 14' AND 10' SETBACKS ARE SHOWN W/ REF.

TO N. DAVIDSON ST & MATHESON AVE. WE REQUEST AS A CONDITION OF THIS REZONING THAT THE EXISTING STRUCTURE

REMAIN IN ITS NON-CONFORMING STATE & THAT NEW CONSTRUCTION (THE PATIO) BE ALLOWED TO EXTEND TO THE 10' SETBACK

LINE ALONG THE MATHESON AVE R/W.

h) BUILDING ENTRANCES - ENTRANCE SHOWN ON PLAN.

i) BASE OF HIGH RISE BLDG.: N/A

3) EXISTING BLDGS. AND PLACES: THIS PROJECT INCORPORATES THE ADAPTIVE REUSE OF AN EXISTING STRUCTURE.

4) URBAN OPEN SPACES: N/A FOR EXISTING BUILDING

5) PRELIMINARY REVIEW: CONCEPTUAL DESIGN: T.B.D.

DESIGN DEVELOPMENT: T.B.D.

6) CANOPIES AND OTHER BLDG. ENTRANCES: BLDG ENTRANCE SHOWN OFF OF PROPOSED PATIO (REUSING EXISTING HOUSE ENTRANCE)

SECONDARY / MEANS OF EGRESS SHOWN FROM EXISTING PORCH

7) VALET PARKING: N/A

PARKING AND LOADING STANDARDS (SECT. 9.2507)

REQUIREMENTS OF CHP 12, PART 1 APPLY EXCEPT FOR THE FOLLOWING:

1) MIN. PARKING REQ. FOR PROPOSED USE: 1 SPACE PER 600 G.S.F. - BASED ON CONVERSATIONS W/ TAMMY KEPLINGER - STAFF RECOMMENDS PARKING FOR A

RESTAURANT TO BE (1) P.S./75 SF OF BLDG OR NO LESS THAN (1) P.S./125 SF. BASED ON CONVERSATION W/ DAN THILLO PARKING COULD BE (1) P.S./150 SF

EXISTING HOUSE: 1,416 SF / 150 SP/PS = 9.44 SPACES - WE SHOW 10 PARKING SPACES.

2) NO PARKING OR MANEUVERING SPACE PERMITTED W/IN REQ'D. SETBACK

3) SHARED PARKING: N/A

4) EXISTING NON-CONFORMING PARKING: N/A

5) ON-STREET PARKING: N/A

6) OFF-SITE PARKING: N/A

7) BICYCLE PARKING: REF. SECT. 12.202. - SEE SITE PLAN

8) STRUCTURED PARKING DECKS: N/A

LOADING SPACE: N/A NON-RESIDENTIAL USE W/GROSS FLOOR AREA LESS THAN 50,000 SF - NONE REQUIRED.

OTHER CONDITIONS PROPOSED BY THE PROPERTY OWNER/PETITIONER IN ADDITION TO THOSE ALREADY NOTED ABOVE:

- THE PROPERTY OWNER PROPOSES TO MAINTAIN THE MATHESON AVE. EMBANKMENT LANDSCAPING THAT FACES AND IS ADJACENT TO HIS

PROPERTY - FOR THE PURPOSE OF ENHANCING THE AESTHETIC APPEAL OF THE SURROUNDING ENVIRONMENT FOR PATRONS ENJOYING THE

PROPOSED PATIO

- THE PROPERTY OWNER/PETITIONER DESIRE THE CONTINUED USE OF THE EXISTING GRAVEL DRIVE IN FRONT OF THE EXISTING HOUSE ENTRANCE

PORCH AND CURB CUT OFF OF N. DAVIDSON ST. THIS AND THE FACT THAT THE EXISTING STAIR EXTENDS OVER THE PROPERTY LINE MAY BE

RESOLVED / ACCOMPLISHED BY THE ABANDONMENT OF CHARLES AVE. --- AWAITING INFORMATION CONCERNING THE CHARLES AVE.

ABANDONMENT FROM C.D.O.T.

CURRENT ZONING: I-2
CURRENT LISTED USE: WAREHOUSE

NEWTON D. MARTIN
TAX #08306809
8141-479

NEWTON D. MARTIN
TAX #08306809
8141-479

P/LOT 145
AREA = 0.20 ACRE
TAX#08306812
MAP BOOK 6-899
21351-22

PROPOSED SITE PLAN

SCALE: 1/6" = 1'-0"

NOTE: THIS PLAN SHOWS EXISTING
GRADING ONLY - NOT PROPOSED
GRADING.

06-130

PROPOSED RE-ZONING OF: 529 CHARLES AVE. - NODA

2108 SOUTH BLVD SUITE 110, CHARLOTTE NC 28203 PHONE: (704)332-6763 FAX: (704)334-0262

McCLURE
NICHOLSON
MONTGOMERY
ARCHITECTS

